#40

FEB 13 2014

Chandler

All-America City

2010

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Transportation & Development – CC Memo No. 14-014**

DATE: FEBRUARY 13, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER
MARSHA REED, ASSISTANT CITY MANAGER
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: FPT13-0024 MAPLEWOOD COURT II

Request: Final Plat (FPT) approval

Location: Southwest corner of Willis Road and Vine Street

Applicant: Troy Peterson; Bowman Consulting Group

BACKGROUND

This Final Plat is for a 14-lot single-family residential subdivision located at the southwest corner of Willis Road and Vine Street that was approved by Council in January of this year. The plat creates the lots and tracts, establishes the necessary easements, and dedicates the required rights-of-way.

RECOMMENDED ACTION

Upon finding the request to be consistent with the General Plan and Planned Area Development zoning, Planning Staff recommends approval.

PROPOSED MOTION

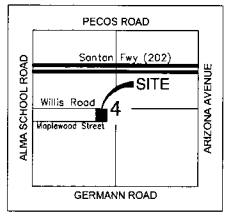
Move to approve Final Plat FPT13-0024 MAPLEWOOD COURT II, per Planning Staff recommendation.

Attachments

1. Vicinity Maps
2. Preliminary Plat

A FINAL PLAT OF
MAPLEWOOD COURT II

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NTS

DEDICATION

STATE OF ARIZONA)
)S.S.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS: TAYLOR MORRISON, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF MAPLEWOOD COURT II, A PORTION OF THE SOUTHWEST QUARTER, OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS MAPLEWOOD COURT II AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND TRACTS CONSTITUTING SAME AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. EASEMENTS ARE DEDICATED AS SHOWN ON THIS PLAT. THE STREETS SHOWN HEREIN ARE HEREBY DEDICATED TO THE PUBLIC, AS RIGHTS-OF-WAY.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE MAPLEWOOD COURT I HOMEOWNERS ASSOCIATION OR THE ABUTTING PROPERTY OWNER.

TRACTS A THROUGH D ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PLATTED AS COMMON PROPERTY FOR THE USE AND ENJOYMENT OF THE MAPLEWOOD COURT I HOMEOWNERS ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

IN WITNESS WHEREOF, TAYLOR MORRISON, AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF PHILLIP CROSS, ITS DIRECTOR OF LAND RESOURCES, THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2014.

BY: _____

PRINT NAME: _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
)S.S.
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2014, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED PHILLIP CROSS, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

_____

HOMEOWNERS ASSOCIATION RATIFICATION

RATIFICATION:

BY THIS RATIFICATION _____
PHILLIP CROSS

DULY ELECTED _____
SECRETARY & TREASURER

OF MAPLEWOOD COURT I HOMEOWNERS ASSOCIATION,

ACKNOWLEDGES RESPONSIBILITIES DEDICATED HEREON.

_____
SIGNATURE DATE

ACKNOWLEDGMENT

STATE OF ARIZONA)
)S.S.
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 2014, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED PHILLIP CROSS, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES:

_____

NOTES

1. VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN VISIBILITY EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE THE GROUND. TREES SHALL BE PLACED NOT LESS THAN 8' APART.

2. CONSTRUCTION WITHIN UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES, FENCES AND DRIVEWAYS.

3. CROSS ACCESS EASEMENTS ARE GRANTED ACROSS ALL LOTS SHOWN ON THIS PLAT FOR PRIVATE POTABLE WATER LINES; SANITARY SEWER LINES AND FIRE LINES; DRAINAGE; PEDESTRIAN ACCESS; VEHICULAR ACCESS; AND EMERGENCY VEHICULAR ACCESS AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

4. NO STRUCTURES OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS MAY BE CONSTRUCTED, PLANTED OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS.

5. IN EASEMENTS FOR THE EXCLUSIVE USE OF WATER, SANITARY SEWER, RECLAIMED WATER OR ANY COMBINATION THEREOF, ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREES ARE ALLOWED.

6. THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.

7. THE PERSON(S) HOLDING TITLE TO THE COMMON AREA TRACTS ("TITLEHOLDER(S)") SHALL BE RESPONSIBLE FOR IRRIGATION OF THE COMMON AREA TRACTS. THE SOURCE OF IRRIGATION WATER FOR THE COMMON AREA TRACTS SHALL BE RECLAIMED WATER ("EFFLUENT"), BUT IF RECLAIMED WATER IS UNAVAILABLE AT THE TIME CONSTRUCTION IN THE SUBDIVISION BEGINS, THE TITLEHOLDER(S) SHALL CAUSE THE COMMON AREA TRACTS TO BE IRRIGATED AND SUPPLIED WITH WATER, OTHER THAN SURFACE WATER FROM ANY IRRIGATION DISTRICT, THROUGH SOURCES CONSISTENT WITH THE ARIZONA LAW AND THE RULES AND REGULATIONS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES. ONCE EFFLUENT OF THE QUANTITY AND QUALITY NEEDED TO SUPPORT SUCH COMMON AREA TRACTS IS AVAILABLE, THEN THE TITLEHOLDER(S) SHALL CAUSE EFFLUENT TO BE USED TO IRRIGATE THE COMMON AREA TRACTS. AT SUCH TIME AS TITLE TO THE COMMON AREA TRACTS IS SOLD OR OTHERWISE TRANSFERRED, IN WHOLE OR IN PART, WHETHER TO THE SUBDIVISION HOMEOWNERS ASSOCIATION OR TO SOME THIRD PARTY, THE TITLEHOLDER(S) SHALL ALSO SELL OR TRANSFER, AT THE OPTION OF THE PARTY ACQUIRING TITLE THERETO, ANY WATER RIGHTS OR PERMITS HELD BY OR IN THE NAME OF THE TITLEHOLDER(S) BENEFITING OR OTHERWISE APPLICABLE TO THE COMMON AREA TRACTS.

8. ALL PROPERTY, AMENITIES AND FACILITIES PROPOSED TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION ARE HEREWITH PLATTED AS COMMON PROPERTY WITH AN UNDIVIDED INTEREST OWNED IN COMMON BY EACH LOT OWNER.

9. ALL TRACTS THAT WILL NOT BE CONVEYED TO THE CITY OF CHANDLER AND ALL COMMON PROPERTY SHALL BE IMPROVED IN ACCORDANCE WITH PLANS APPROVED BY THE CITY OF CHANDLER AND SHALL BE CONVEYED BY WARRANTY (OR SPECIAL WARRANTY) DEED TO THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON PROPERTY.

LOT & TRACT TABLES

LOT TABLE		
LOT	SQ. FT.	ACRES
1	11,727	0.2692
2	11,673	0.2680
3	11,730	0.2693
4	11,673	0.2680
5	12,787	0.2935
6	11,050	0.2537
7	11,050	0.2537

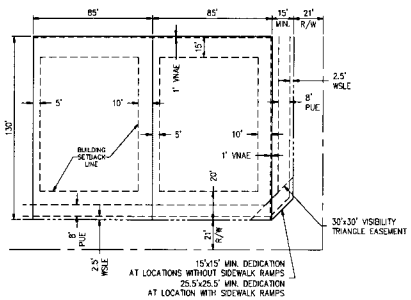
LOT TABLE		
LOT	SQ. FT.	ACRES
8	11,050	0.2537
9	11,047	0.2536
10	11,442	0.2627
11	11,128	0.2554
12	11,050	0.2537
13	11,124	0.2554
14	12,109	0.2780

TRACT TABLE			
TRACT	SQ. FT.	ACRES	DESCRIPTION
A	9,839	0.2259	OPEN SPACE, LANDSCAPE, DRAINAGE
B	2,496	0.0573	OPEN SPACE, LANDSCAPE
C	46,524	1.0680	OPEN SPACE, LANDSCAPE, RETENTION, AMENITY
D	11,686	0.2683	OPEN SPACE, LANDSCAPE, RETENTION

LEGEND

- ■ FOUND BRASS CAP IN HANDHOLE (AS NOTED)
- ● FOUND BRASS CAP FLUSH (AS NOTED)
- ● FOUND MONUMENT (AS NOTED)
- ▲ SET SUBDIVISION CORNER TAGGED RLS 55030 (OR AS NOTED)
- ● INDICATES CENTERLINE MONUMENT TO BE SET PER MAG STD 120-1 AT TIME OF CONSTRUCTION
- N.T.S. NOT TO SCALE
- M.C.R. MARICOPA COUNTY RECORDER
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- V.E. VISIBILITY EASEMENT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- WSLE WATER, SEWER AND LANDSCAPE EASEMENT
- * LOT RESTRICTED TO A SINGLE STORY HOME WITH A MAXIMUM HEIGHT OF 25'
- EXISTING EASEMENT LINE (AS NOTED)
- NEW EASEMENT LINE (AS NOTED)
- TIE LINE
- SECTION LINE
- CENTER LINE
- RIGHT-OF-WAY
- LOT LINE
- TRACT LINE
- SUBDIVISION BOUNDARY

TYPICAL LOT DETAIL



OWNER/DEVELOPER:

TAYLOR MORRISON – ARIZONA
9000 EAST PIMA CENTER PARKWAY
SUITE 350
SCOTTSDALE, AZ 85256
PHONE: 480.346.1723
CONTACT: PHILLIP CROSS

SURVEYOR:

BOWMAN CONSULTING GROUP
1295 W. WASHINGTON STREET
SUITE 108
TEMPE, AZ 85281
(480) 629-8830
CONTACT: DOUG TONEY

ENGINEER:

BOWMAN CONSULTING GROUP
1295 W. WASHINGTON STREET
SUITE 108
TEMPE, AZ 85281
(480) 629-8830
CONTACT: TROY PETERSON

SITE DATA

GROSS AREA: 313,827 SQ.FT. OR 7.2045 ACRES
LOTS: 14
TRACTS: 4

SHEET INDEX

SHEET 1: COVER NOTES, DEDICATION, LOT/TRACT TABLES, LOT DETAILS
SHEET 2: FINAL PLAT

BASIS OF BEARING

BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 5 EAST, HAVING A BEARING OF NORTH 90°00'00" EAST, AS SHOWN ON THE FINAL PLAT OF MAPLEWOOD COURT, RECORDED IN BOOK 954, PAGE 02, MCR.

BOUNDARY CORNER NOTIFICATION

PER THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS (ADOPTED FEB. 6, 2010). EXTERIOR BOUNDARY CORNERS WILL BE SET BY THE SURVEYOR WHO CERTIFIED THIS PLAT. IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO ENSURE THAT INTERIOR CORNERS OF THE SUBDIVISION ARE SET (1) WITHIN NINETY (90) DAYS AFTER COMPLETION OF THE CONSTRUCTION IMPROVEMENTS, OR (II) WITHIN TWO (2) YEARS AFTER RECORDATION OF THE SUBDIVISION PLAT, WHICHEVER DATE IS FIRST TO OCCUR. THE INTERIOR CORNERS OF THE SUBDIVISION MAY BE STAKED BY SURVEYORS OTHER THAN WHO CERTIFIED THIS SURVEY. IT WILL BE THE RESPONSIBILITY OF THE OTHER SURVEYOR WHO STAKES THE INTERIOR CORNERS OF THE SUBDIVISION TO RECORD A "RECORD OF SURVEY" WITH THE COUNTY RECORDER CONSISTENT WITH CURRENT ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS.

BY: _____

ITS: _____

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____ 1/28/14
DOUGLAS B. TONEY R.L.S. #55030 DATE
dtoney@bowmancg.com

REGISTERED LAND SURVEYOR #55030
1295 E. WASHINGTON STREET, SUITE 108
TEMPE, ARIZONA 85281

APPROVALS

THIS IS TO CERTIFY THAT IN MY OPINION ALL LOTS, PARCELS AND TRACTS SHOWN UPON THIS PLAT CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSE FOR WHICH THEY ARE PLATTED.

BY: _____ DATE: _____
TRANSPORTATION & DEVELOPMENT DIRECTOR

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THIS SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

BY: _____ DATE: _____
CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA,

THIS _____ DAY OF _____, 2014

BY: _____
MAYOR DATE

BY: _____
CITY CLERK DATE

Bowman CONSULTING
Bowman Consulting Group, Ltd.
1295 W Washington Street, #108
Tempe, AZ 85281
Phone (480) 629-8830
Fax (480) 629-8837
www.bowmancg.com

EXPIRES 9/30/2016

FINAL PLAT OF
MAPLEWOOD COURT II
CHANDLER, ARIZONA

REVISION	DATE

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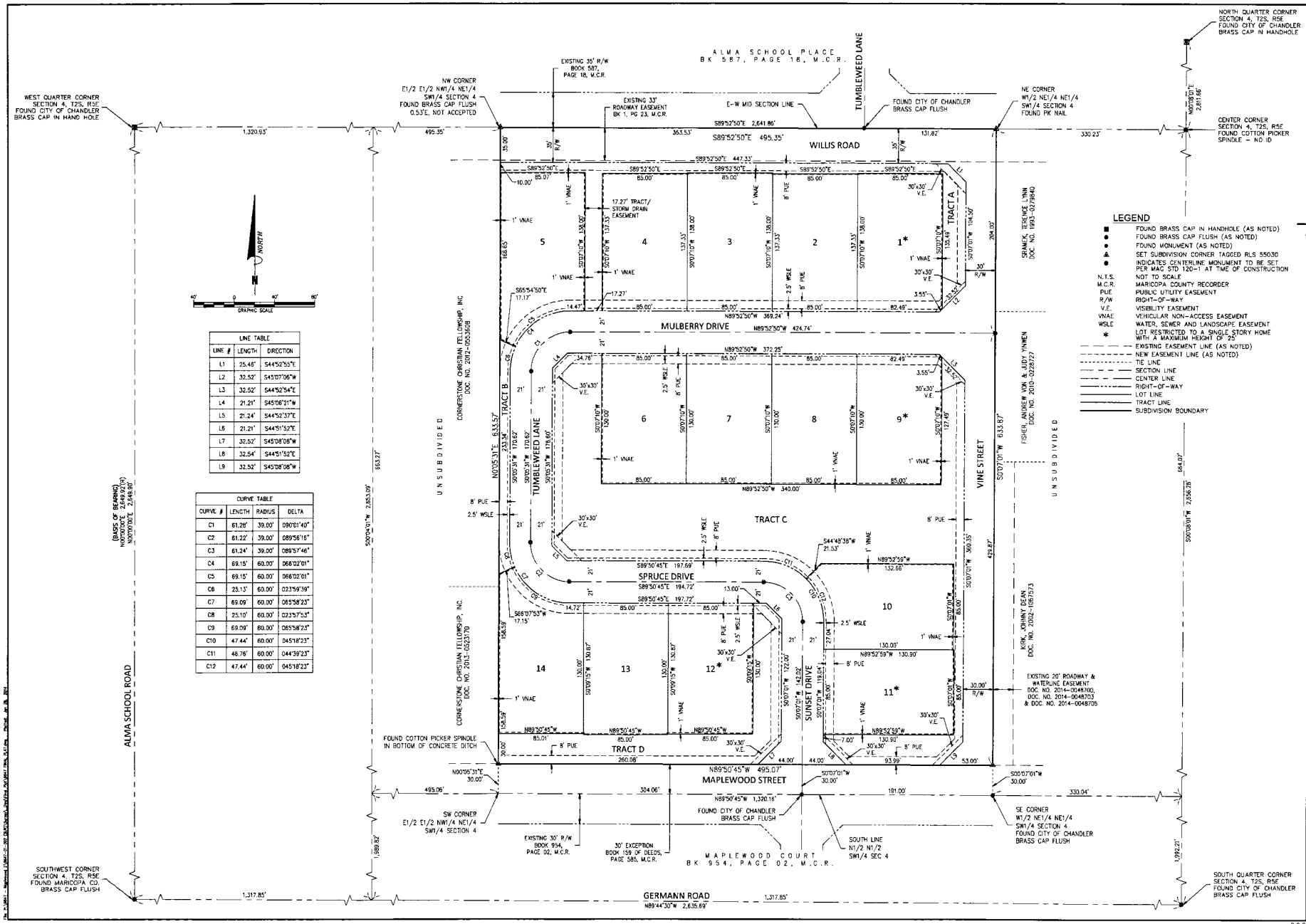
DATE: 1/28/14
PROJ NO: 9847-01
TASK NUM: 002
DRAWN BY: RF
CHECKED: DT
QUALITY: KG
CLIENT NO:
SCALE N/A

C.O.C. LOG NO. FPT13-0024



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	25.46'	S44°52'55"E
L2	32.52'	S45°07'06"W
L3	32.52'	S44°52'54"E
L4	21.21'	S45°06'21"W
L5	21.24'	S44°52'37"E
L6	21.21'	S44°51'52"E
L7	32.52'	S45°08'08"W
L8	32.54'	S44°51'52"E
L9	32.52'	S45°08'08"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	61.28'	39.00'	090°01'40"
C2	61.22'	39.00'	089°56'16"
C3	61.24'	39.00'	089°57'46"
C4	69.15'	60.00'	066°02'01"
C5	69.15'	60.00'	066°02'01"
C6	25.13'	60.00'	023°59'39"
C7	69.09'	60.00'	065°58'23"
C8	25.10'	60.00'	023°57'53"
C9	69.09'	60.00'	065°58'23"
C10	47.44'	60.00'	045°18'23"
C11	46.76'	60.00'	044°39'23"
C12	47.44'	60.00'	045°18'23"

Bowman CONSULTING
Bowman Consulting Group, Ltd.
1505 W Washington Street, #B3
Tempe, AZ 85281
Phone (480) 629-8830
Fax (480) 629-8841
www.bowmanconsulting.com

REGISTERED LAND SURVEYOR 55030 DOUGLAS B. TONEY ARIZONA, U.S.A.
EXPIRES 6/30/2016

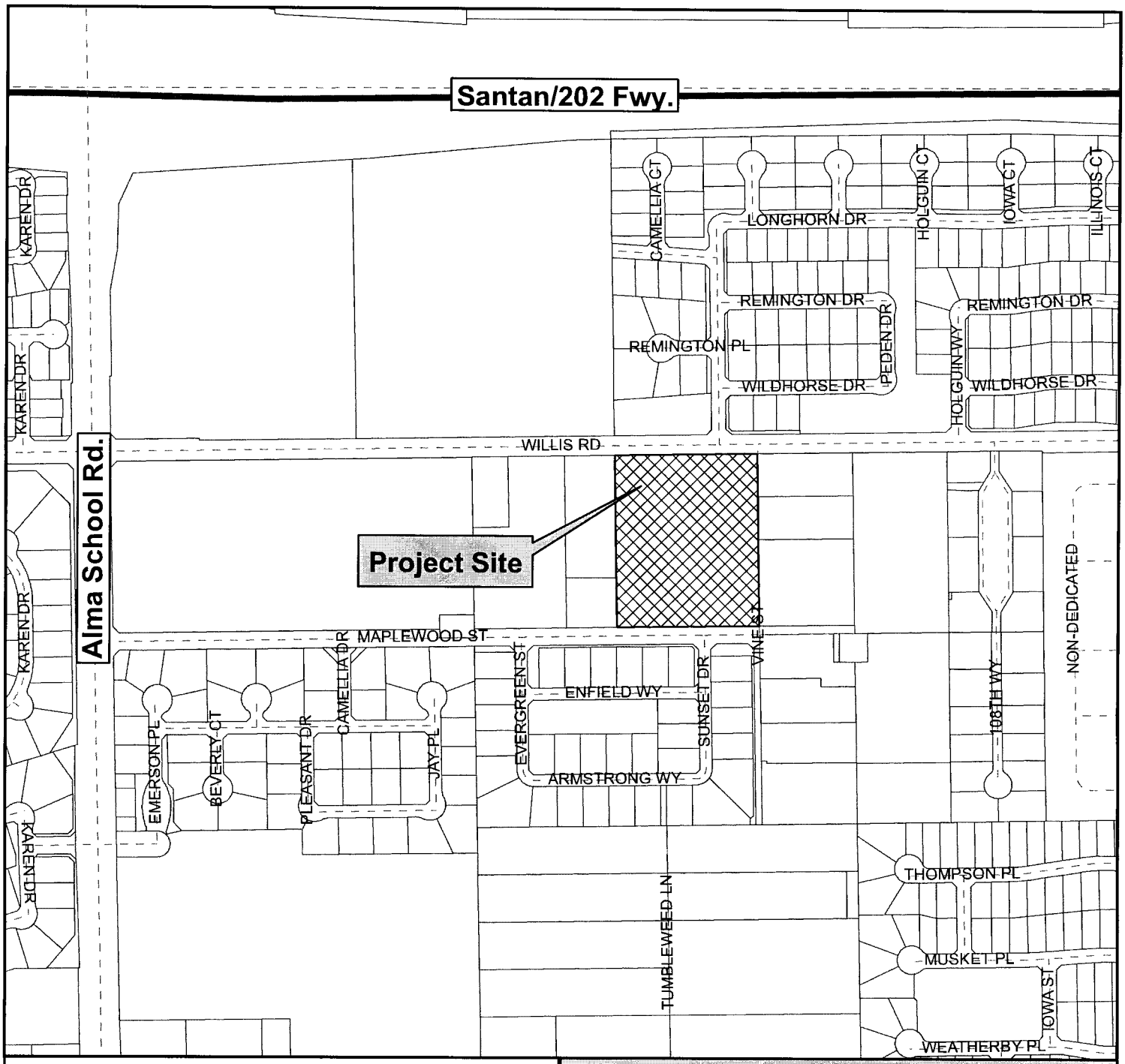
FINAL PLAT OF MAPLEWOOD COURT II CHANDLER, ARIZONA

DATE	REVISION

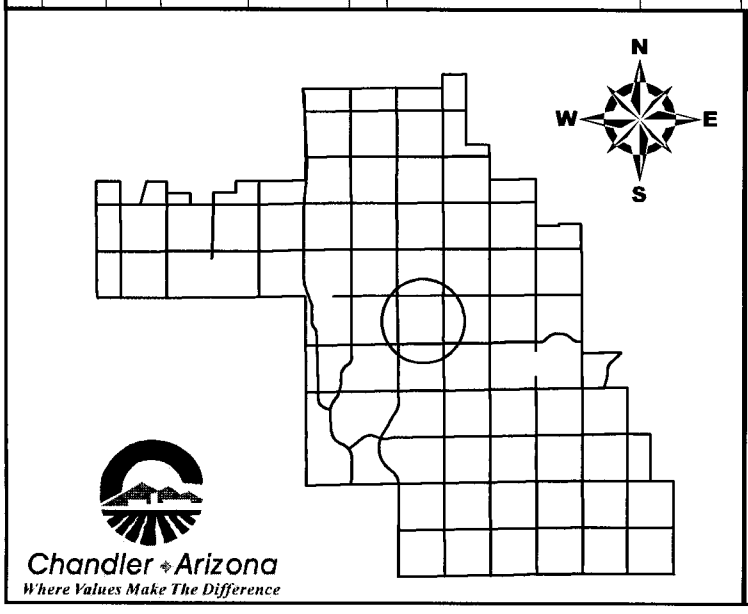
© Bowman Consulting Group, Ltd.

DATE: 1/28/14
PROJ NO: 9847-01
TASK NUM: 002
DRAWN BY: RF
CHECKED: DT
QUALITY: KG
CLIENT NO:
SCALE 1"=40'
2 of 2

C.O.C. LOG NO. FPT13-0024

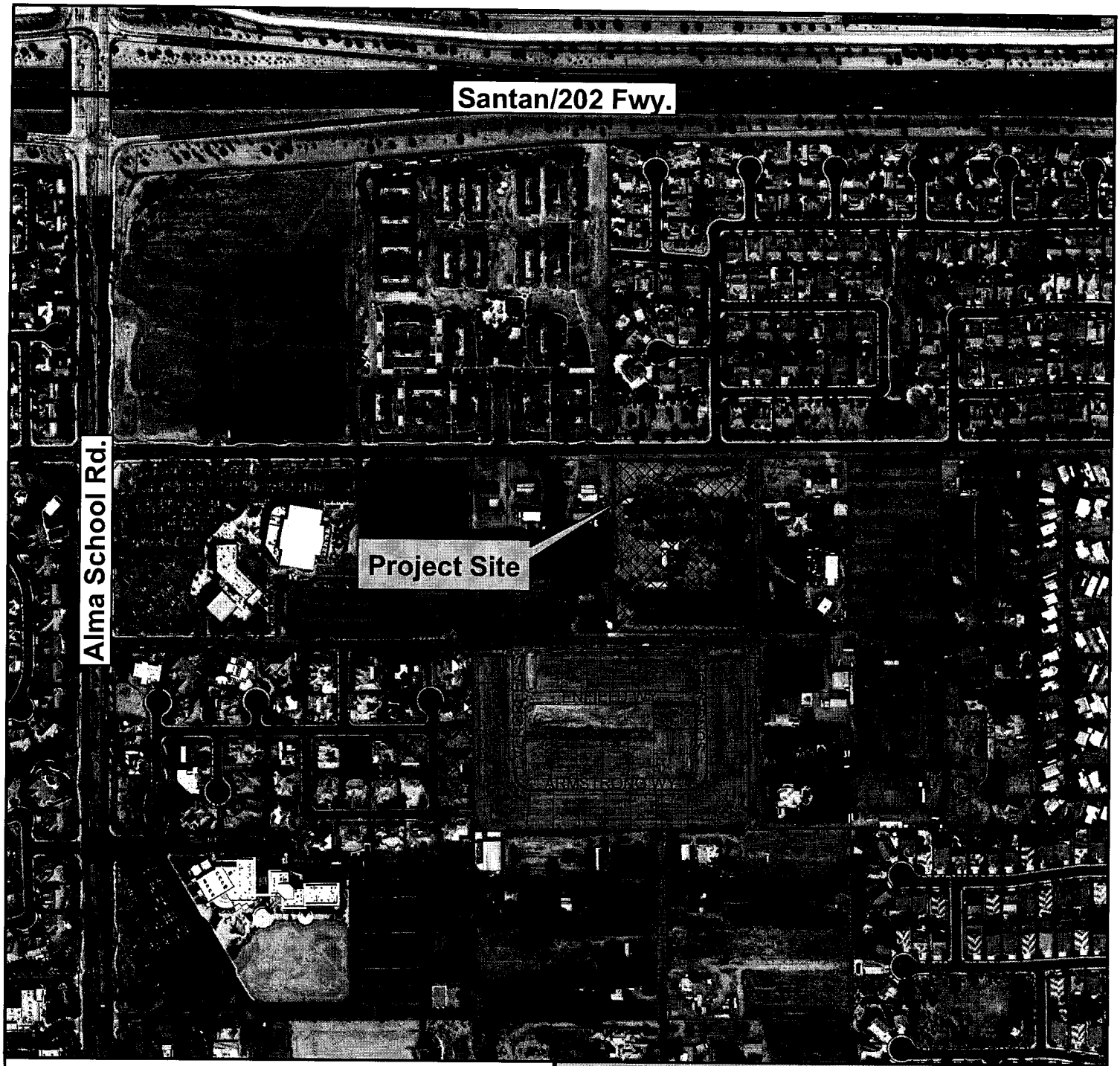


Vicinity Map

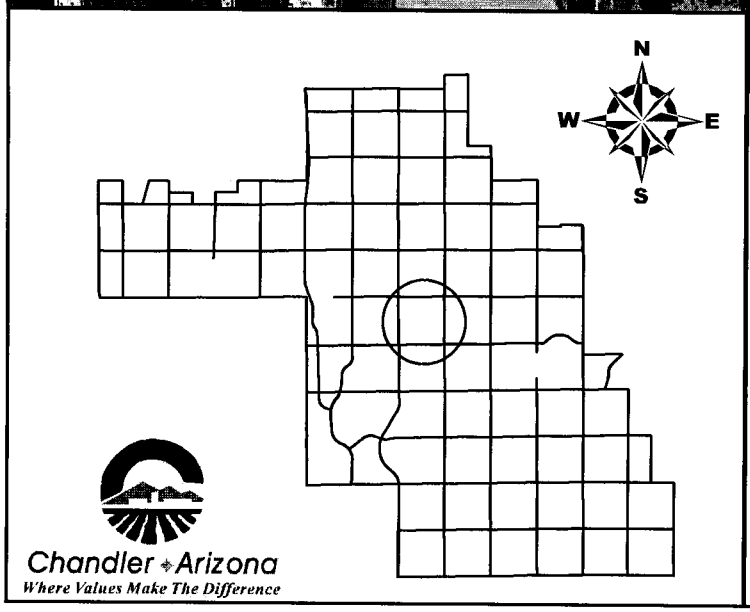


Maplewood Court II

CITY OF CHANDLER 1/28/2014

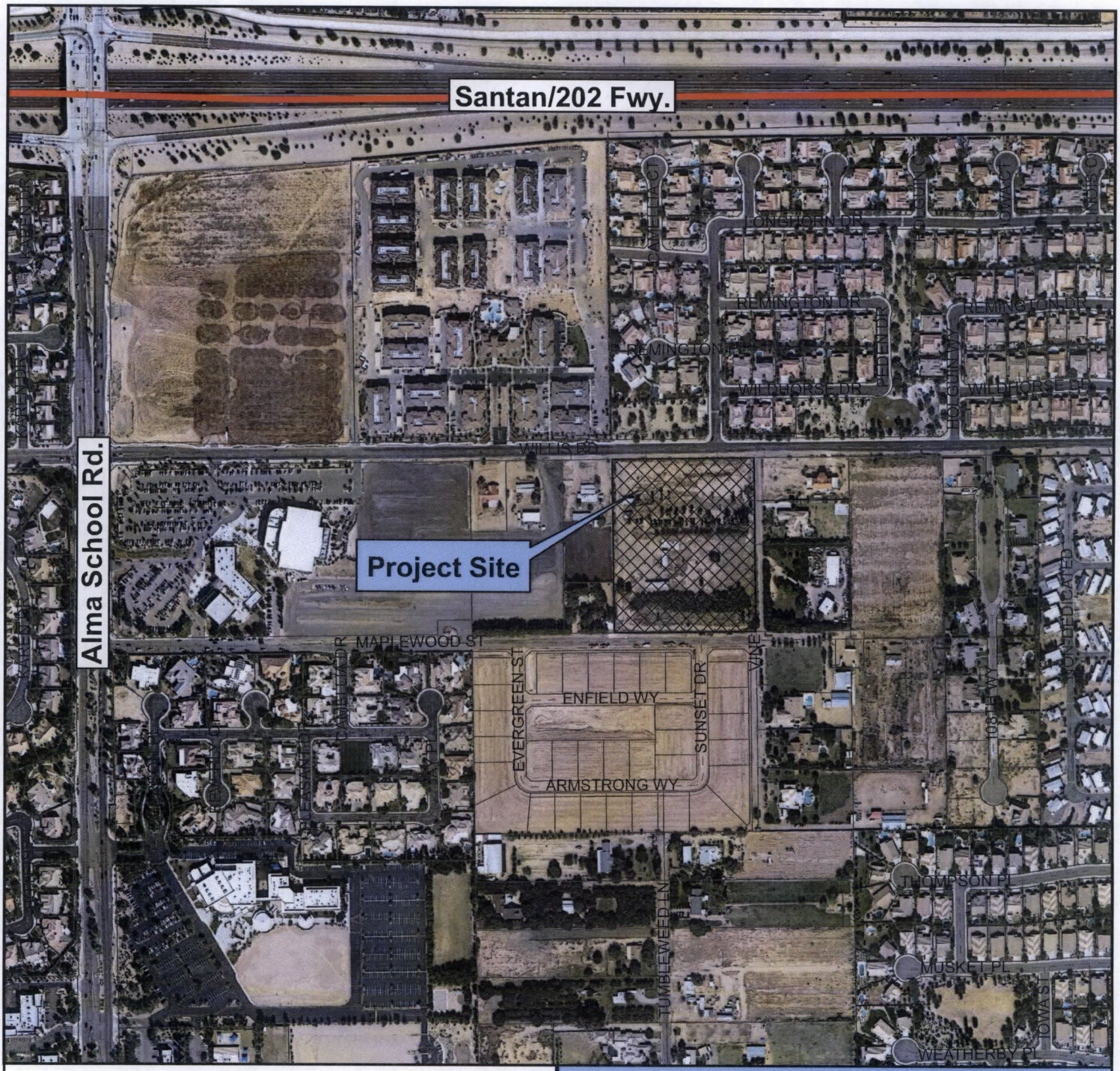


Vicinity Map

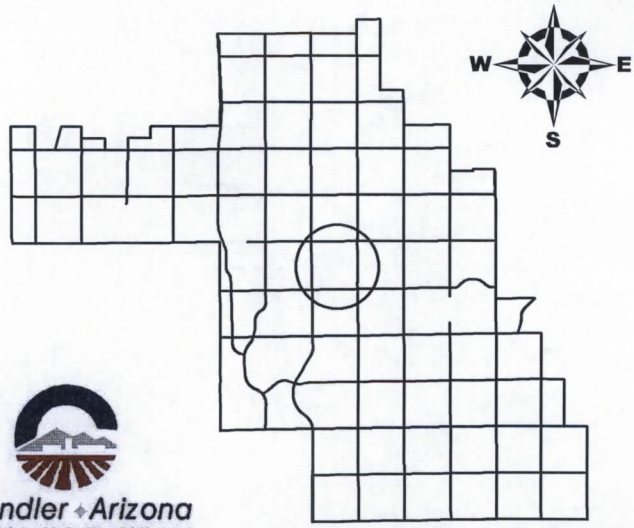


Maplewood Court II

CITY OF CHANDLER 1/28/2014



Vicinity Map



Chandler Arizona
Where Values Make The Difference

Maplewood Court II

CITY OF CHANDLER 1/28/2014